

City of San José, California

CITY COUNCIL POLICY

TITLE EMERGENCY ZONING	PAGE 1 of 1	POLICY NUMBER 6-3
	EFFECTIVE DATE 7/26/1971	REVISED DATE
APPROVED BY		

BACKGROUND

In order to facilitate the planning and development of parcels undergoing annexation proceedings, it has become desirable to establish a formal Council policy for prezoning and emergency zoning.

PURPOSE

The General Plan is the first guide as to the zoning of any area for either prezoning or emergency zoning for parcels being considered for annexation. Previously adopted prezoning would also be the first determinant for any emergency zoning. Emergency zoning to R-1:B-6 is possible if such zoning is in conformance with the General Plan and is in the urbanized area defined in the Urban Development Policy.

A parcel surrounded by developed property can be granted residential emergency zoning; however, a tentative map must still be approved by the Planning Commission before development can proceed.

POLICY

Property annexed to the City of San Jose will be emergency zoned as follows:

1. Emergency zoning shall conform to adopted prezoning.
2. In the Urban Area, R-1:B-6 emergency zoning may be approved, provided it conforms to the residential densities shown in the General Plan.

3. Property in the Urban Area (as defined by the Urban Development Policy of the City of San Jose as adopted on October 19, 1970) with special circumstances, such as being completely surrounded by developed property not conforming to the General Plan, may be given emergency zoning which does not conform to the General Plan but is of similar land use as the surrounding and adjacent developed property.

Otherwise,
4. Property with county zoning conforming to the San Jose General Plan shall be given equivalent city zoning.
5. Property with county zoning not conforming to the San Jose General Plan shall be zoned A or R-1:B-3.
6. Property with County agricultural zoning shall be zoned agricultural in the City of San Jose.